044.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,600 / 768,600
					USE VALUE:	768,600 / 768,600
					ASSESSED:	768,600 / 768,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GOWAN DAVID W & DONNA M
Owner 2:	
Owner 3:	
Street 1:	185 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC GOWAN DAVID W & DONNA M -
Owner 2:	-
Street 1:	27011 SANTA SUSANA
Twn/City:	MISSION VIEJO
St/Prov:	CA Cntry:
Postal:	92691

NARRATIVE DESCRIPTION

This parcel contains 4,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2362 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4275.000	324,300	5,700	438,600	768,600
Total Card	0.098	324,300	5,700	438,600	768,600
Total Parcel	0.098	324,300	5,700	438,600	768,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.40 | /Parcel: 325.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31254

GIS Ref

GIS Ref

Insp Date 05/03/18

!3761!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,400	5700	4,275.	438,600	768,700	768,700	Year End Roll	12/18/2019
2019	101	FV	257,400	5900	4,275.	466,000	729,300	729,300	Year End Roll	1/3/2019
2018	101	FV	257,400	5900	4,275.	339,900	603,200	603,200	Year End Roll	12/20/2017
2017	101	FV	257,400	5900	4,275.	296,100	559,400	559,400	Year End Roll	1/3/2017
2016	101	FV	257,400	5900	4,275.	252,200	515,500	515,500	Year End	1/4/2016
2015	101	FV	251,100	6000	4,275.	246,700	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	251,100	6000	4,275.	202,900	460,000	460,000	Year End Roll	12/16/2013
2013	101	FV	251,100	6000	4,275.	193,000	450,100	450,100		12/13/2012

PRINT

Date	Time
12/10/20	18:55:14

LAST REV

Date	Time
05/17/18	17:57:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3761

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GOWAN DAVID	49106-445		3/12/2007	Family	1	No	No		
	13225-369		7/1/1977		41,500	No	No		Y

USER DEFINED

Prior Id # 1:	31254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2008	441	Ingr. Po	25,000			G10	GR FY10	16 x 32 pool
10/26/2006	929	Siding	15,000			G8	GR FY08	
7/31/2006	630	Manual	1,500					install sliding do

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Inspected	CC	Chris C
4/17/2018	MEAS&NOTICE	BS	Barbara S
1/6/2009	Meas/Inspect	294	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
4/7/2000	Inspected	263	PATRIOT
3/2/2000	Measured	264	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4275		Sq. Ft.	Site		0	80.	1.28	1									438,601						438,600	

Total AC/HA: 0.09814 | Total SF/SM: 4275 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 438,601 | Spl Credit | Total: 438,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30502176
Const Adj.:	0.98194265
Adj $ / SQ:	160.182
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440665
Depreciation:	116336
Depreciated Total:	324329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

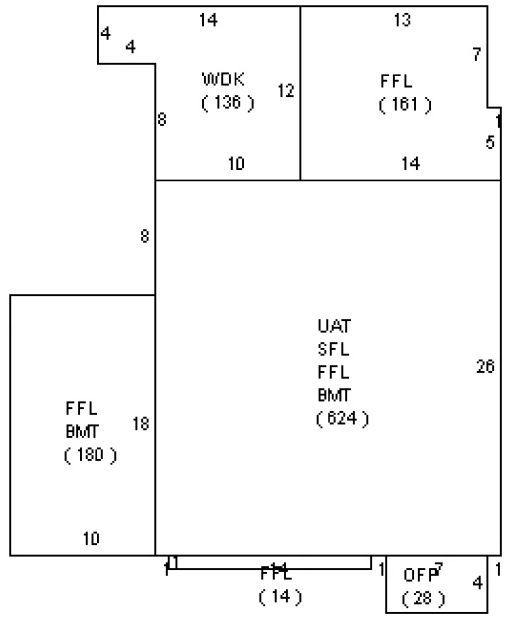
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.18
Special Features:	0	Val/Su Net:	118.92
Final Total:	324300	Val/Su SzAd	202.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	979	160.180	156,818
BMT	Basement	804	91.300	73,408
SFL	Second Floor	624	160.180	99,954
UAT	Upper Attic	156	112.130	17,492
WDK	Deck	136	13.110	1,783
OFP	Open Porch	28	43.210	1,210

Net Sketched Area:	2,727			Total:	350,665
Size Ad	1603	Gross Are	3195	FinArea	2362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	15X20	A	AV	2005	21.33	T	11.2	101			5,700			5,700
2	Frame Shed	D	Y	1	6X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700